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ABSTRACT OF THE DISCLOSURE

Disclosed are aromatic polyester polyols, polyol based resin blends, and rigid closed-cell polyisocyanate-based foams made using the polyol based resin blends. The resin blends generally comprise:

- 5           (a)     an aromatic polyester polyol reaction product formed by inter-esterification of a  
                  phthalic acid based material; a hydroxylated material having a functionality of at  
                  least 2; and a hydrophobic material; and  
                  (b)     a C<sub>4</sub>-C<sub>7</sub> hydrocarbon blowing agent.

Also disclosed is a method for preparing rigid closed-cell polyisocyanate-based foams comprising  
10    reacting a polyisocyanate and a polyol based resin blend.